

## **MINUTES**

### **CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD COMMITTEE**

#### **SPECIAL MEETING OF THE DESIGN REVIEW BOARD OF THE CITY OF IMPERIAL BEACH**

**City Council Chambers  
825 Imperial Beach Blvd.  
Imperial Beach, CA 91932**

**THURSDAY, FEBRUARY 05, 2015**

**4:00 P.M.**

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*In accordance with City policy, all Design Review Board meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of action taken.*

#### **1.0 CALL TO ORDER**

CHAIRPERSON NAKAWATASE called the Special meeting to order at 4:02 P.M.

#### **ROLL CALL**

BOARDMEMEBERS PRESENT: Bowman, Lopez, Schaaf, Nakawatase

BOARDMEMBERS ABSENT: None.

STAFF PRESENT: Senior Planner Foltz, Recording Secretary Lopez

#### **2.0 PUBLIC COMMENTS**

None.

#### **3.0 CONSENT CALENDAR**

**3.1 MOTION BY NAKAWATASE, SECOND BY LOPEZ, TO APPROVE THE  
MINUTES FOR THE AUGUST 2, 2014 DRB MEETING.  
MOTION CARRIED UNANIMOUSLY.**

**MOTION SCHAAF, SECOND BY BOWMAN, TO ELECT NAKAWATASE AS  
CHAIRPERSON.  
MOTION CARRIED UNANIMOUSLY.**

**MOTION BOWMAN, SECOND BY LOPEZ, TO ELECT SCHAAF AS VICE  
CHAIRPERSON.  
MOTION CARRIED UNANIMOUSLY.**

*Let the record show that at 4:04 P.M. Chairperson Nakawatase chose to remove herself from the council chambers for the duration of the meeting. She stated that she does not have a conflict of interest. However, because her office building is adjacent to the proposed project, she does not want a perception of having a conflict of interest.*

#### **4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

##### **4.1 CITYMARK COMMUNITIES (APPLICANT); REGULAR COASTAL PERMIT (CP 140050), CONDITIONAL USE PERMIT (CUP 140051) DESIGN REVIEW CASE (DRC 140052), SITE PLAN REVIEW (SPR 140053), AND TENTATIVE MAP (TM 140054) FOR THE DEMOLITION OF NINE EXISTING APARTMENT UNITS AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH 11 RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 110 EVERGREEN AVENUE (APNs 625-351-25-00 & 625-351-26-00). MF1169**

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. The project would be to demolish an existing apartment building and construction on a vacant lot with the construction of a new mixed use project at 110 Evergreen Avenue. He reviewed the site plan and the zoning. He also reviewed parking spaces for the units, the residential units themselves and the landscape for the proposed project. He stated that the project is proposing a relocation of the bus stop and they are in communication with MTS. He recommended consideration of the public comments and design of the project and recommended approval of the project to the City Council with the recommendations of the Design Review Board.

BOARD MEMBER LOPEZ asked if there are any concerns that are not being met that they should be explained as far as the proposed and provided items.

SENIOR PLANNER FOLTZ stated that the project is meeting the setback and requirements. The only notable concern would be the height limit.

BOARD MEMBER BOWMAN questioned if there would be three commercial spaces.

SENIOR PLANNER FOLTZ stated that is still to be determined. It could be one or it could be split into smaller commercial tenants.

VICE CHAIRPERSON SCHAAF asked if the trees on Seacoast Drive are new and if those trees are included in their percentage for landscaping. He was opposed to the design of the trees but wasn't sure if the city was changing their plans for Seacoast Drive.

SENIOR PLANNER FOLTZ responded the trees are being proposed by the applicant if they fit with public works and MTS. The trees are not calculated into their onsite landscaping. The trees are part of the design and still need to be reviewed.

In response to Board Member Lopez regarding the frontage on Seacoast Drive, SENIOR PLANNER FOLTZ stated there is a limited amount of right of way to fit ADA dimensions for wheel chair access and the bus stop. The bus stop is currently on their property and it is difficult to fit all these aspects onto their property as it is today.

VICE CHAIRPERSON SCHAAF supported the proposed colors for the project.

BOARD MEMBER BOWMAN said as a standalone she really likes it, but with the surrounding structures it seems like a drastic change in architecture. She would like to see a rendering that shows more of the surrounding area with the proposed project.

BOARD MEMBER LOPEZ likes the widening of the sidewalk on the corner of Seacoast Drive and Evergreen Avenue.

***Vice Chairperson Schaaf opened up comments for the public at 4:18 P.M.***

ED SPRIGGS spoke as a member of the Imperial Beach public and as a CoChairman of "The Seacoasters". The Seacoasters are a voluntary association of business owners on Seacoast and other citizens that are concerned about how Seacoast develops. The design is very attractive and he is delighted that it is being proposed at that location. He asked the board to consider that this is a prime location in South Bay being across from Pier Plaza. This is a landmark project and it sets an architectural standard for the "new Imperial beach/new Seacoast Drive". He is concerned with the open space across the street and the vertical design of the structure with the brick which is very unappealing. Also, the blank wall is completely inconsistent with the concept of having a pedestrian friendly design. He commented the tandem parking is very viable for the residents. He requested a non-twilight rendering to see what the transparency of the windows would look like in the daytime.

RUSS HAYLEY with CityMark Communities spoke that they noticed that the sidewalk area is narrow, so they wanted to set the retail back to give more openness to that corner. The solid wall to the north is mostly structural and there to shield the cars that will be parked behind it. They are also challenged with the 30' height limit so they tried to do a lot of horizontal movement as well as vertical. They tried to make sure the project was contemporary as well as beachy. They use a color consultant in all their projects as well that canvas' the entire neighborhood and takes photos of all the projects to see how they can be compatible as well as contrasting.

VICE CHAIRPERSON SCHAAF asked about the exterior lighting at night.

RUSS HAYLEY with regard to trees on Seacoast Drive, they assumed planting of trees would be acceptable. However, if it is not desired the trees do not have to be in the landscape design. As far as lighting they would like building lighting and wall washer lighting at the street level and more ambient lighting outside.

SENIOR PLANNER FOLTZ said the lighting was mentioned but they do not have a plan for it yet. The Design Review Board could make it a condition of approval.

RUSS HAYLEY stated the residential lobby would also be downstairs. It will be lit and have a contemporary feel for the residents before they go upstairs.

VICE CHAIRPERSON SCHAAF asked where the bus bench is in relation to the building.

RUSS HAYLEY stated that the bus bench is currently directly in the front of their property but they would like to have it moved closer to the alley so that it's more conducive to the restaurant space.

VICE CHAIRPERSON SCHAAF liked the variance in the block and the step back.

BOARD MEMBER BOWMAN wants to know what the roll up glass doors look like when they are down.

RUSS HAYLEY responded the doors would have a grid pattern.

*SCHAAF CLOSED MEETING TO THE PUBLIC AT 4:33 P.M. so that the DRB could discuss the project.*

There were no public comments.

BOARD MEMBER LOPEZ supported the widening of the sidewalks. The trees are not a big concern, as they are traffic calming, give good ambiance and they would complement the park across the street. The verticalness and flat roof would help the developer make the project work economically, giving each one of the units privacy with a few feet of step back on the patios. He also likes the colors and it sets a precedent for future projects along Seacoast. If there is a way to eliminate the parking spots on the north side up to the edge of the bench it would give less of a hard look and a nicer commercial look. As far as the benches, he proposed that the bus stops be alleviated and only have them at Seacoast and Imperial Beach and Seacoast and Palm Avenue and have people walk to each bus stop.

BOARD MEMBER BOWMAN stated that she disagreed with Lopez's idea of moving the bus stops. She was in support for discouraging use of vehicles and increasing use of public transportation. Also, do away with a few of their parking spaces since they go over their minimum parking space limit in order to accommodate the commercial and residential requirements. She asked if they a mosaic or mural could be placed on the brick wall so that it wouldn't look plain.

VICE CHAIRPERSON SCHAAF supports the idea of a mosaic or mural as well. He likes the idea more of a mosaic than art. He is, however, concerned with the exterior lighting of the building and signage. He feels the trees look beautiful but isn't sure if they fit in the the tightness of Seacoast. He agreed with Bowman on the bus stops.

BOARD MEMBER LOPEZ wanted to add the idea of possibly moving the bus stop to the west side instead of dropping off on both sides.

BOARD MEMBER BOWMAN mentioned the possibility of rerouting the bus routes so that the one at Imperial Beach Blvd went the other way instead of going down Seacoast so that both routes could meet on the other side.

*SCHAAF OPENED MEETING BACK UP AT 4:44 P.M.*

VICE CHAIRPERSON SCHAAF questioned what is envisioned for the lighting since it is a focal point on Seacoast.

SENIOR PLANNER FOLTZ stated the only vision of lighting right now is what is shown on the rendering.

VICE CHAIRPERSON SCHAAF would like the committee to receive a copy of the lighting and if there is a concern then they could bring it back at another meeting.

SENIOR PLANNER FOLTZ stated that the Board could make it a condition of approval to review the lighting plan and the signage for the project before proceeding with building permits.

VICE CHAIRPERSON SCHAAF questioned where they are planning on putting signage

BOARD MEMBER LOPEZ commented with the clear space of 80" they could probably put signage under the set back of the awnings with some down lighting.

VICE CHAIRPERSON SCHAAF stated that the Board likes the colors and the design. When the signs return to the Board for consideration they would like to make sure they look professional. He also asked what can be done with the bus stops.

SENIOR PLANNER FOLTZ stated that right now they are working with MTS on this. They will be meeting with MTS to discuss where they may be able to move the bus stops. However, ultimately it is a discussion for City Council where the bus stops will be.

VICE CHAIRPERSON SCHAAF said he would rather have the wall where it is than a parking lot.

SENIOR PLANNER FOLTZ said there are other architectural features that could be presented so that it is not just a plain block wall.

BOARD MEMBER LOPEZ spoke in support of the project and did not want to lose the applicant.

VICE CHAIRPERSON SCHAAF spoke in support of the project but would like to note the Boards concerns.

RUSS HAYLEY (applicant) stated as far as the lighting is concerned they are willing to work with whatever the Board would like. He requested that the signage be deferred indefinitely because it depends on who would decide to occupy that space. He also stated that the wall could be made more transparent but it is structurally necessary. He also thought they were complying with the code having three parking spots and was not aware of the possibility of two parking spots. He stated that if two parking spots are allowed as a minimum, they might like to put in more landscaping instead of a third parking spot.

VICE CHAIRPERSON SCHAAF noted that the signage will come back. He stated the Board is okay with the exterior lighting if it goes with the design. They do not want the process to be put off contingent on another meeting.

BOARD MEMBER LOPEZ would like the Board to see the lighting prior to construction but the overall concept of what they provided is okay with the Board. He recommended

approval of the project as presented but requested the applicant look at providing more commercial frontage.

RUSS HAYLEY said they could lose only one parking spot. The biggest concern is the ADA parking that cannot go into the alley. There isn't enough space for more retail, but they can look into more art on Seacoast.

**MOTION BY LOPEZ, SECOND BY BOWMAN, TO ACCEPT THE PLANS PRESENTED BY CITYMARK COMMUNITIES (APPLICANT); REGULAR COASTAL PERMIT (CP 140050), CONDITIONAL USE PERMIT (CUP 140051) DESIGN REVIEW CASE (DRC 140052), SITE PLAN REVIEW (SPR 140053), AND TENTATIVE MAP (TM 140054) FOR THE DEMOLITION OF NINE EXISTING APARTMENT UNITS AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH 11 RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 110 EVERGREEN AVENUE (APNs 625-351-25-00 & 625-351-26-00). MF1169 WITH THE RECCOMENDATION TO FIND A WAY TO ENHANCE THE "BUS WALL" TO MAKE IT MORE VISUALLY APPEALING.**

**MOTION CARRIED BY THE FOLLOWING VOTE:**

**AYES: BOARD MEMBERS: SCHAAF, BOWMAN, LOPEZ**  
**NOES: BOARD MEMBERS: NONE**  
**ABSENT: BOARD MEMBERS: NAKAWATASE**  
**ABSTAIN: BOARD MEMBERS: NONE**

**4.2 REPORT: CITYMARK COMMUNITIES (APPLICANT); ADMINISTRATIVE COASTAL PERMIT (ACP 140055), CONDITIONAL USE PERMIT (CUP 140056), DESIGN REVIEW CASE (DRC 140057), SITE PLAN REVIEW (SPR 140058), AND TENTATIVE PARCEL MAP (TM 140059) FOR THE DEMOLITION OF AN EXISTING GARAGE AND CONSTRUCTION OF THREE NEW RESIDENTIAL CONDOMINIUM UNITS AT 119 ELM AVENUE (APN 625-351-02-00). MF 1170.**

SENIOR PLANNER FOLTZ gave a power point presentation on the item. The proposed project is for three residential condominium units, each with a two car garage.

All members of the board stated they like the project as presented.

**MOTION BY SCHAAF, SECOND BY LOPEZ, TO ACCEPT THE PLANS PRESENTED BY CITYMARK COMMUNITIES (APPLICANT); ADMINISTRATIVE COASTAL PERMIT (ACP 140055), CONDITIONAL USE PERMIT (CUP 140056), DESIGN REVIEW CASE (DRC 140057), SITE PLAN REVIEW (SPR 140058), AND TENTATIVE PARCEL MAP (TM 140059) FOR THE DEMOLITION OF AN EXISTING GARAGE AND CONSTRUCTION OF THREE NEW RESIDENTIAL CONDOMINIUM UNITS AT 119 ELM AVENUE (APN 625-351-02-00). MF 1170.**

**MOTION CARRIED BY THE FOLLOWING VOTE:**

**AYES: BOARD MEMBERS: SCHAAF, BOWMAN, LOPEZ**  
**NOES: BOARD MEMBERS: NONE**  
**ABSENT: BOARD MEMBERS: NAKAWATASE**  
**ABSTAIN: BOARD MEMBERS: NONE**

BOARD MEMBER BOWMAN stated for the record that the 193 Units presented by Bernardo Shores have not been discussed enough with the community. She also stated that it will increase traffic on Palm Avenue.

5.0 **ADJOURNMENT**

VICE CHAIRPERSON SCHAAF adjourned the meeting at 5:15 P.M.

**Approved:**

\_\_\_\_\_/s/\_\_\_\_\_  
Tom Schaaf, DRB Vice Chairperson

**Attest:**

\_\_\_\_\_/s/\_\_\_\_\_  
Larissa Lopez, Recording Secretary